CLANCY SHOT IN SHEP-DEFENCE. Coroner's Jury's Verdict in Shooting of John Clark by Long Island Hotel Keeper.

Coroner's jury decided yesterday that John F. Clancy, the Long Island hotel keeper, who shot and killed John Clark of 160 West avenue, Long Island City, on the night of June 21 at the corner of First avenue and Thirty-fourth street, acced in self-defence. Coroner Bausch, however, held Clancy in \$10,000 bail to await the action of the Grand Jury. Bail was furnished.

John P. Conaty, a liquor dealer of 54 Eighth street, Long Island City, who is a brotherin-law of the dead man, and who was with him at the time of the shooting, was called to the stand. He testified as to the shooting of Clark by Clancy. In reply to a question by lawyer Levy, who represented Clancy, the witness said that Clark struck the first

Charles H. Smith of 1085 Steinway avenue, Long Island City, testified that he was with Clancy when the shooting took place. Clark, he said, knocked Clancy down twice.
"Did Clancy say anything to Clark at the "Yes, sir. He said: 'For God's sake let me up and don't kill me."
In reply to another question the witness said that Clancy fired the first shot into the gutter, and that Clark moved his hand toward his hip pooket. Then Clancy, he said, fired a second time. The witness said he had heard that Clark had threatened Clancy with violence.
A number of witnesses testified that Clark had a violent temper.
Kate Clark of 160 West avenue, Long Island City, sister of the dead man, asked permission to take the stand. She was very much saided the said:
"My brother was a man that took his part like a man and never used a gun. He is dead now and can't speak, but there, looking at Clancy, sits the man who murdered my brother."

brother."
District Attorney John B. Merrill of Queen's county said that Clancy called at his office in April and asked for a permit to carry

in April and asked for a permit to carry revolver.

"Mr. Clancy told me," said Mr. Merrill, "that Mr. Clark had made threats against his life and that he desired to obtain permission to carry a revolver on that adcount. I told him to go to the Police Department."

When the jury returned the verdict, Mrs. Lizzie Conaty, another sister of the dead man, fainted away, and it was several minutes before she revived.

INDICTED FOR TIMBER PRAUDS. The Agent Who Sold Land to Senator Clark to Be Tried.

HELEMA, Mon., June 20.-R. M. Cobban. a well-known real estate man of Missoula and Butte, has been indicted by the United States Grand Jury on a charge of subornation of perjury in connection with timber land There are twelve indictments against him. He is charged with inducing entrymen to make false oaths respecting their intentions with regard to timber and filed upon, the law requiring them to swear that they are not taking up the land for speculative pur-

not taking up the land for spectration posses.

The Government contends that Cobban bought many thousands of acres of timber land from these entrymen and sold it to Senator W A Clark. The Senator, however, contends that he was an innocent purchaser. Cobban was released under \$10,000 bonds. John B Catlin, formerly an officer in the Missoula land office, was also indicted. The indictments charge perjury and subornation of perjury. He was released under \$3,000 bonds.

indictments charge per billion of perjury. He was released under \$3,000 bonds.

Many more arrests are expected, as there were about seventy-five persons indicted in connection with the timber frauds. Both Clark and Cobban deny any fraud.

TORTURED A FAMILY OF SEVEN. Operator's House.

WHEELING, W. Va., June 29.-The home of Jacob White, at Brothers Station, Pa., was entered by six masked men last night and the occupants, seven in number, were bound and gagged. The men then ransacked the house, securing \$3,000 in money and some jewelry. Mr. White and his aged wife and their daughter were tortured by having lighted matches applied to their bodies and their skin lacerated by needles in an effort on make them divulge the hiding place of other valuables, but without success. The victims were deserted and lay helpless for hours until Sidney Mackey, a niece, extricated herself from her bonds and secured assistance. There is no clue to the identity of the robbers. White is a millionaire oil operator. occupants, seven in number, were bound

KILLED OVER A PENCE QUARREL.

Father and Son Dead and Neighbor Who Shot Them Also Wounded. DATTON, Ia., June 29 .- As a result of a neighborhood foud G. D. Guild and his nineteen year-old son, Clarence, are dead, riddled with bullets from the shotgun of Oliver with bullets from the shotgun of Oliver Bricker, a neighbor. Bricker's story is that he met Guild and his son, and Guild pulled a revolver and began to fire, hitting Bricker three times, on the lip, forehead and arm. All the wounds are slight, When Guild got through firing Bricker says his prother George met him with a shotgun. He fired one barrel at the boy, who held a revolver. The boy fell, and as the father sprang to pick up the pistol Bricker shot and killed him.

MARINE INTELLIGENCE.

MINIATURE ALMANAO-THIS DAY! Sun rises ... 4:32 | Sun sets.: 7:34 | Moon sets.: 3:24 HIGH WATER-THIS DAY. Sandy Hock. 6:14 | Gov. I'd. 6:46 | Hell Gate. 8:39

Arrived-SATURDAY, June 29. Arrived—SATURDAY, June 29.
Fuersi Bismarck, Barenda, Hamburg, June 20,
Etruria, McKay, Liverpool, June 22.
Pretoria, Rarlowa, Hamburg, June 16.
Katendrecht, Teensma, Barry, June 15.
Devon, Young, Shields, June 12.
Tonawanda, Brown, Shields, June 18.
Santiago, Hathaway, Guantanamo, June 182,
Esperanza, Hogers, Vera Cruz, June 20.
Vidar, Sorensen, Santiago, June 17.
Maranhense, Casey, Para, June 18.
City of Birmingham, Burg, Savannah, June 26.
Princess Anne, Davis, Norfolk, June 28.
Buena Ventura, Cates, Norfolk, June 28.

Umbria, from New York, at Queenstown, Southwark, from New York, at Antwerp, Georgic, from New York, at Liverpool, Grossier Kurfuerst, from New York, at Chen-SAILED PROM PORPIGN PORTS.

ARRIVED OUT

Sa Campania, from Liverpool, for New York, Sa St. Paul, from Cherbourg, for New York, Sa Priesland, from Antwerp, for New York, Sa La Normandie, from Havre, for New York, Sa Cevic, from Liverpool, for New York, OUTGOING STEAMSHIPS. Sall To-morrow.

City of Washington, Colon 9 30 A M ia, Naples.... Seminole, Charleston. El Mar, New Orleans. Sail Wednesday, July 8. Germanic, Liverpool Kennington, Antwerp Esperanza, Havana Alamo, Galveston 8 30 A M 10 00 A M INCOMING STRAMSHIPS

Due To-day. Helmfeld ... Jersey City Richmond Castle. Algiers . . laskelyne Iuelva I Norte San Juan Due To-morrow.

Due Tuesday, July 2. Due Wednesday, July 2, Deutschland. John Sanderson Due Thursday, July 4.

braltar

FINT'S FINE FURNITURE

"Parting Summer's lingering blooms delay'd.

REED REDUCED Many the sequestered "lingering bloom" flowering here from our sum-mer stocks. Many the dainty suggestion of "dolce far niente." In short, many are the golden opportunities here for transforming the dusty sun-baked porch into a delightful out-of-door drawing-room.

TWO PIECE SUITES. \$25.00 Red\$19.00.....\$13.50 \$51.00.....\$38.00 3 PCE. SUITES.

Green & natural. . . . \$81.00 \$50.00 Red & natural.....\$72.00..... \$102.00.....\$82.00

Mattings, summer rugs, pillows, that will endure many seasons' usage, now at reduced prices.

DURRIE RUGS. now 6x9....\$10.50....\$7.50 7.6x70.6....\$15.00...\$11.50

9x12.....\$16.50 Strong bold colorings and Indian designs. If you wish to obtain cool luxuries at 'parting summer's' prices, promptly

"BUY OF THE MAKER" GEO. C. FLINT CO.

. 43,45 AND 47 WEST 2395T. . NEAR BROADWAY FACTORY 154 AND 156 WEST 1975TREET

LIEDERKRANZ GOING TO THE PAIR. t Will Give a Concert in the Temple of Music at Buffalo on July 5.

The officers of the Pan-American Expotion at Buffalo have designated Friday, July 5, as "Liederkrans Day" at the Exposition. Early last year the Mederkrans ing society in the State, resolved to visit the Buffalo Exposition, and if opportunity offered to give a concert at the Temple of Music. The proposition made to the Exposition authorities was gladly accepted, and arrangements have been completed for a concert in the Temple of Music in the Exposition grounds. The Liederkrans has chartered a special train and will leave for Buffalo at 8 o'clock on Tuesday evening. July 2. In addition to the 100 members of the Liederkranz who will take part in the concert the services of Mme Lillian Blauveit, soprano; Miss Olive Mead, violin solosist; Mme, Fannie Richter-Fuchs, pianist; Carl Schlegel, baritone, and Otto Craff, organist, have been engaged. The Liederkranz will give a commers on the evening of July 5 on the roof garden of the Hotel Lenox, at which it will have as its guests Mayor Diehl of Buffalo, the officials of the Pan-American Exposition and the Orpheus of Buffalo, a representative German society of that city. to give a concert at the Temple of Music

Cornerstone Laid of Memorial Church to John Nicholas Brown.

NEWPORT, R. I., June 29 .- There were many cottagers present this afternoon at the cerethe new Emmanuel Church, the gift of Mrs. John Nicholas Brown, and which promises to become the fashionable church of Newport. The cornerstone was laid by the venerable Bishop Thomas M. Clarke, who fifty-five years ago laid the cornerstone of the old The building is to be of granite and is to cost \$140,000, and is built by Mrs. Brown as a memorial to her late husband.

Secretary Long at His Massachusetts Home. HINGHAM Mass., June 29. Secretary of the Navy John D. Long arrived at his house here last night from New London, Conn. He will remain here with his family until after July 4, but will not go on his country place at Buckfield, Me., on this trip. He will be entertained at a dinner on next Tuesday at Nantasket by the Massachusetts Club.

MARRIED

BURR-ROYER .- On Saturday, June 29, 1901, at Lawrence, L. I., by the Rev. Francis J. Clay Moran, Van Rensselaer Burr of New York city o Elste Hobart Royer, daughter of the late John W. Royer of Philadelphia. MEAD-ELY .- On Saturday, June 29, 1901; at

Doylestown, Pa., by the Rev. Mr. Jeffries, Lawrence Johnson Mead of New York to Anna Fran ces Ely, daughter of Mary C. and the late STEVENS-GRIFFIN .- On Thursday, June 27

1901, at the residence of the bride's parents, Rahway, N. J., by the Rev. Dr. Oberly, Henry H Stevens of New Brunswick N. J. to Ethel Oriffin, daughter of George Wayland Griffin.

DIED.

CARTER.-At Saratoga, on Priday, June 28; 1901. Oliver S. Carter, in the 77th year of his age. Puneral services on Monday, July 1, 1901, at his late residence, Mountainside, at 4 o'clock P. M. Carriages will be in waiting at Orange station. D. L. & W. R. R., on arrival of 3 o'clock train from New York. It is requested that no flowers be sent.

COBB. -At Milburn, N. J., on Thursday, June 27. 1901, Sarah M., widow of Henry Eben Cobb. Relatives and friends are respectfully invited to attend the funeral services at St. Agnes's Chapel, West 92d st., near Columbus av., on Monday, July 1, 1901, at 2 o'clock

PAGE .- At Walnut Gate, South Orange, N. J., on Friday, June 28, 1901, Caroline L., sister of the late Henry A. Page. late residence, on arrival at Mountain Station of

the 3 P. M. train from Barelay and Christopher WELL On Fricay, June 28, 1901, Rebecca Titus, widow of the late Edwin Powell, in her | gas and electricity, are universal, and larger

Puneral services at her late residence, Whitestone on Monday, July 1, 1901, at 3:15 P. M. Carriages will be in waiting upon arrival at Whitestone depot of train leaving Long Island City at 2:30. STEM. -On Thursday, June 27, 1901, at King's Highway and Gravesend av., Brooklyn, Sherman son of G. Allen and Sarah A. Stem, in his 36th

Puneral on Sunday afternoon, June 30, 1901, from the residence of Howard Stem, 102 Broad st. Phillipsburg, N. J. Interment at Easton, Pa. ON WITZLEBEM. -At Harrison, Westchester county, N. Y., at his home, Curt von Witzlebem, in the 55th year of his age.

Notice of funeral hereafter WILLERFOSS.-In memoriam, in loving memory

June 30, 1900, at Glen Ridge, N. J. Special Blotices.

PILES No knife, pain or lost time. Permanent cure. Book free. DR. CHAPMAN, 107 East 25d.

Religious Hotices.

UNION SERVICES OF THE CHURCH OF THE DANS, Hariem Presbyteian Church, Mount Baptist Church and Pilgrim Congregational a will be held at the Church of the Puritans, st. near 5to av., at 11 A. M. and 7.45 P. M. ling to morrow by Rev. Daniel Busseli, Jr., pastor of the Harlem Presbyterian Church

Mew Publications.

OLD BOOKS O'SHEA. 1384 Broadway, Above 47th St., N. T.
Large and choice assortment of old books, old prints, etc. Old books bought and sold.

BOROUGH OF QUEENS.

The announcement of the plans of the

Pennsylvania Railroad Company with regard to the development of the Long Island railway system marks a radical change in the prospects of Queens borough. The industrial progress of Long Island has been retarded by absence of rail connection with the trunk lines on the mainland, the extra cost of water carriage acting as an obstacle to competition in the interior domestic markets; while residential growth has been circumscribed by inadequate transportation facilities to Manhattan. The plans of the Pennsylvania company to develop effectively the enormously rich possibilities of freight and passenger traffic on Long Island embrace a threefold policy. Manufacturing industries will be stimulated by making the Long Island Railroad an integral part of a through route ! \$3 000. connecting the West with the New England States, and the Long Island road will be connected with the rapid transit system in Manhattan with a view to furthering the growth of suburban population and exploiting the coast as a pleasure and health resort. If the population of the territory comprised in the present city of New York does no more than merely maintain the rate of increase which obtained during the last ten years the city will at the next Federal census show a gain of 1,800,000, almost the equivalent of the whole of Long Island's existing population, including Brooklyn. That the rate of increase is more than likely to be maintained is a logical consequence of the extraordinary improvements in transportation making within the limits of the city, which will check materially the losses hitherto sustained by overflow into New Jersey and Westchester county.

This tremendous prospective growth of population must of necessity follow the lines of least resistance, which, in the presence of adequate transportation, are determined by the cost of land. On this basis Queens should receive a disproportionate share of whatever investment takes place, for land in Queens is selling at hundreds of dollars as against thousands in the case of land in Manhattan and The Bronx at an equal distance from the Manhattan City Hall. The Long Island Railroad's passenger service will come into direct contact with the Manhattan Rapid Transit system at the Brooklyn terminal of the tunnel from the Battery and in Manhattan itself through the tunnel from Long Island City. Through these tunnels the principal settlements in Queens will be tapped without change of cars, except to board those of the Manhattan Rapid Transit road, and these new outlets to Manhattan will be supplemented by three others dispensing with water passagethe Bast River Bridge, the Blackwell's Island Bridge and the bridge at Pike slip, all of which are under way. The combined effect of two tunnels and three new bridges on the passenger service from Queens will be tremendous, revolutionizing travel not only over the Long Island Railroad, but over the elevated and trolley lines as well.

s to betterments of transportation appears from the progress made in the past three York induced the construction of a network of troller lines throughout the borough by the New York and Queens County Railway Railway Company, which are identical as to management. The former system starts at the Long Island Railroad ferry in Long Island City and the latter at the terminus of the King County Elevated road at the Brooklyn borough limit. The two systems, which also connect with the Long Island Railroad and the Brooklyn Rapid Transit lines at numerous points in the interior served the needs of local travel, besides bringing formerly inaccessible places into contact with the highways of travel to Manhattan. The formation of the New York and Queens Electric Light and Power Company not only supplied the illuminant that is now essential in public lighting but highly restricted subdivisions made economical power for manufacturing available throughout the borough, except

the Rockaway district. Rapid Transit Company, which sends one branch of its system to Jamacia and another to Flushing, started a building movement | Its improvement with macademized streets, which spread far beyond the customary limit of housing improvements. However, the bulk of the travel from the farther parts of the borough must continue to be over the Long Island Railroad. Hence the supreme importance of the tunnels which will connect that road with the Manhattan Rapid Transit system, implying a saving of at least fifteen minutes in distances, which now consume an hour of travel, besides dispensing with ferry transfers. But although the improvements in transportation that have been obtained since consolidation with New York appear slight by comparison with those now in sight, they were sufficient to initiate a far-reaching movement in real estate, until last year the number of conveyances practically equalled those of The Bronx with its direct approach to downtown Manhattan and its years of start in municipal progress. Queens is in a position to reap the maximum benefit from the Pennsylvania company's threefold plan of fostering the growth of manufactures, suburban population and seaside resorts. The borough extends across the island from the Atlantic to the Sound. The Atlantic Coast contains some of the most attractive cottage resorts on the island, including the Rockaways, Arverne, Woodsburgh, Cedarhurst, Lawrence and Edgemere. Long Island City is an important industrial centre, capable of indefinite extension. But the most notable development has been in the way of suburban home settlements. A ridge of high hills runs east and west through the borough along its Sound and breaking the shore into indentations of bays and headlands. On this ridge, facing the water, are some of the most fin-

ished home settlements in the city, while the

broad interior plain stretching southward

to the Atlantic is covered with agricultural

villages, railroad towns and thriving suburbs.

Throughout both the Sound and plains set-

tlements city improvements, such as water,

sowerage systems. Flushing, with a population of 9,700, on the ridge overlooking Flushing Bay, is a village of Dutch Colonial antiquity, of historic associations and substantial growth. Origipally an agricultural community, its chief characteristics have come to be those of a suburban home settlement. It has good reads, schools and churches, libraries, banks, stores, shops and a complete system of public works. old mansions, set in spacious grounds break the uniformity of development present in more distinctly modern places, and the water affords variety to the enjoyment of nature and out-door life. In the outskirts of the village are important suburban additions, developed by private enterprise, as Ingleside and Bowne Park. Both are located on high ground, abutting on fine residential streets, which are continued through them. At Ingleside the Realty Trust has sold some hundred detached frame dwellings at \$3,500 to \$6,750, besides a number running as high as \$10,000. Building sites are sold to investors \$200 to \$1,000 a let. At Bowne Park, where John Dayton & Co. have built extensively, similar conditions as to prices of houses and lots prevail, this place, like the former, having maintained a high grade of suburban construction. Among smaller groups of houses in the market are eight dwellings at the Broadway station that are quoted at \$3,000 and upward. These are offered by John N. Falkinburg, who is also improving a tract at

uses objectionable in a residential community, the aim having been to keep in harmony with the social and natural features, which have made the village attractive to quite a colony

of artistic and professional men. Corona, with a population of 2,700, i other centre of suburban development in the section overlooking the Sound. Until recently houses were for the most part by intending occupants with assistance from cooperative building and loan associations Construction work is now largely carried for ward on extensive tracts, as Luona Park and Hamilton's Homes. At Luona Park, laid out by the Realty Trust, several hundred nouses have been built. The prices prevailing have been between \$2,400 and \$3,500. At Hamilton's Homes, developed by William J. Hamilton, quotations range from \$2,000 to Elmhurst, nearby, with a population of 3,000, is composed of two principal elements, an old village of Dutch origin and a modern

suburban settlement. The newer Elmburst comprises a tract of 1,800 lots controlled by Cord Meyer & Co. Houses are sold to intending occupants at \$3,500 to \$10,000. About 250 families have been drawn to the neighborhood since the tract was opened in 1896. Pro visions are contained in all the deeds reserving the land for private residences, and property is thus guarded against construction which might tend to depreciate values. The management refuses to sell lots unless assurance the plans having been approved by the company. This makes speculative building impossible. On the other hand, the village elsewhere offers attractive opportunities for building operations, and a group of new houses by been disposed of this selson at \$3,800 to \$4,800. Whitestone, a residential village and summer resort with a permanent population of 3,400, is the terminus of the North Shore branch of the Long Island Railroad. It is one of the stations of the New York Yacht Club, and already before consolidation contained a considerable colony of New York business and professional men. It has made some headway in manufactures, but these are segregated from the residential section. The village has a new athletic club, and a schoolhouse costing \$200,000 is in process of construction. A tract of land fronting nearly a mile on the water is held jointly by the Realty Trust and the Cedar Cliff Park Association, part of which is under development by Edwin P. Roe. College Point, a village of 6,000 residents on Flushing Bay. between Whitestone and Flushing, contains besides an industrial section a purely residential neighborhood fronting on the water Most of the land in this locality has been comprised in large estates, some of which have, however, been sub-divided since con-solidation with New York. An increasing number of private houses have been erected since the village improvements, including macadamized streets, gas, electricity and water, were extended to the locality, which covers about 280 acres from First avenue and High street down to the East River.

Jamaica is an inland place of 8,500. Lying at the foot of the ridge that traverses the westerly end of the island it is in the midst of an old fertile agricultural region. It is the county seat of Queens county and has therefore the Court House and other county buildings, together with the residences of the chief county officials. It is the junction of all the divisions of the Long Island Railroad and the home of many officials and employees of the road. It has good schools and churches, banks, stores, shops and markets. Jamaica counts among its resident many wealthy families, whose large estates and well-kept grounds are among its attractions. Property, though considerably advanced since conslidation with New York is, like other sections in Queens, lower in value than lan d in The Bronx or some of the New Jersey suburbs. In its westerly environs are Hollis, Hollis Heights and Fairview Park.

Richmond Hill, a place of 1,500 residents this side of Jamaica, is unique among the settlements in New York city. Some thirty These notable improvements, together years ago Edward Richmond, a landscape with the admission to Brooklyn Bridge of archiect of Boston, struck by its topographical relation to the metropolitan business centre, induced A. P. Man, a noted New York lawyer, to purchase and develop the tractsewers, sidewalks, water and ges was undertaken in the most substantial manner. Shade trees were planted, and restrictions were placed upon the land which required that every building shall be set back not less than twenty feet from the street line. No attempt has ever been made to force the sale of the property, and the desirability of every purchaser as a resident has been closely scrutinized. The property for a generation has continued under this unchangingly conservative management, with the result that hundreds of houses of an exceptionally high class of suburban construction have been built and schools and churches established. John A. Davies, agent for the estate of A. P. Man, reports having sold \$50,000 worth of property the past three months, the prices for houses, some of which were disposed of on behalf of other owners than

the estate, ranging from \$2,875 to \$12,500, Between Richmond Hill and the Brooklyn border, on the old Jamaica plank road and the several lines of the Long Island Railway. the chain of settlements has become practically continuous since the region was made tributary to the Brooklyn trolleys. Among these settlements are Floral Park, Hyde Park, Garden City, Chester Park, Morris Park, Woodhaven, Ozone Park, Untonville, Queensborough Heights, Shoreview Park, Glendale Heights, Brooklyn Manor Brooklyn Hills, the Forest Park section, the Ridgewood Park section and the Cypress Hills section. Some of them, like Garden City, are exclusive settlements with many northern part, throwing out spurs to the fine country seats. But most of them are unrestricted, the prevailing prices as to houses ranging from \$1,800 to \$4,000. In some of them, at public sales conducted by the Jere Johnson, Jr., Co., the William P. Rae Co., T. F. Archer and other auctioneers this spring, lots sold on the average probably around \$150. It requires no long process of reasoning to show that the transportation improvements now in progress will not only make such prices impossible in the future, but places, like Flushing and Jamaica, have, will cause the section to be completely built up with extreme rapidity, for it is on the direct line of Atlantic avenue, in which the Long Island Railroad will articulate with the Man-

hattan Rapid Transit system. In Long Island City considerable activity has been developed in factory property since last fall, when the Pennsylvania Railroad Company reduced freight rates to and from the island, placing local shippers on a footing of equality with those of Manhattan, Though essentially an industrial community, Long Island City's population of 52,500 con tains a large proportion of people employed Manhattan, and the new tunnel, added to the Long Island's excellent ferry service, will make the city more accessible than ever as a place of residence. The development of the central part of the city was until recently retarded by the fact that the owner of the land, Union College, preferred leasing the ground to selling it, and that, in those localities where the college undertook to sell at retail, it was not in a position to make the improvements necessary to render the property marketable. Since the college disposed of what was left of its holding to the New York Land and Warehouse Company \$400,000 has been expended in preparing it for the market. The property comprised 100 acres or 1,200 lots in the heart of the city within three to ten minutes' walk from the ferry, and included two principal parcels, one of factory and the other of home site Under the new ownership nearly fifty one Bayside, a station just east of Flushing, with and two-family houses, built by the college, houses selling at \$3,500 to \$6,000. Land in have been sold at \$2,000 to \$3,700, and groups the various additions under development at of new dwellings have been started. Fac-

Flushing has been carefully restricted agains t | tories valued at \$100,000 have been sold or leased for terms of five to ten years, with the result that about ninety families have been

added to the neighborhood. Another circumstance which has tended to retard the growth of Long Island City, the absence of adequate communication with Brooklyn, will be removed by the construct tion of a high level bascule bridge to take the place of the old drawbridge over Newtown Creek at Vernon avenue. The new structure is to have a clear waterway of 150 feet, and be approached by a viaduct over the Long

be approached by a viaduct over the Long Island Railroad tracks. Plans for the bridge have been approved, and a bond issue of \$640,000 has been taken up.

The fact that land development enterprises throughout the borough are generally conducted by strong corporations tends to fix prices at a minimum, and one can buy a house or have one constructed from one's own plans by the corporate owner of the land cheaper than the house could be duplicated for on contract with an individual builder. The payment of the purchase money is usually extended over a term of years, commonly ten to twelve, which enables one to acquire the property on conditions equivalent to the outlay for rent. Furthermore, in some instances a life insurance policy is given by the selling company, providing that in case of the purchaser's death a quit claim deed is given to his helrs, regardless of how much or little has been paid on the property.

Real Estate News.

Real Estate News.

The Century Realty Company has bought No. 59 West Forty-fourth street, old building, on lot 22 £100 5, for \$46,125. The company which already owns Nos 61 and 63 is reported to have sold the combined plot 72 £2100 5 as a site for a twelve-story apartment hotel.

George Ranger has sold for Tillie Hagen the three-story brownstone dwelling, on lot 15 x100, No. 222 West 132d street, to D. Lee Cook, for occupancy.

Francis J Schnugg has sold to F. W. Marx No. 1 East Ninety-fourth street, a fourstory and basement dwelling, on lot 25x 1008.

Mandel & Maran have sold to Domenico Cella and Giovanni Barbieri No. 487 Pearl street, southwest corner of City Hall place, a six-story tenement, with stores, on lot 21.1128 £219206, for about \$57,000.

Charles D. Bernheimer, with Robert B. Potter, has sold for various owners Nos 163 to 167 East Seventieth street, a stable and two dwellings, on plot 58 42102 2. The buyer will erect a stable. Ranald H. Macdonald & Co. were associated in the salo. of No 163. Annie Garber has sold to Meyer Pomerantz No 146 East 129th street, a five-story tenement, with stores, on lot 25x99 11, for \$16,250. Mrs C. M. Silvermann has sold No. 3 West 117th street, a five-story fat, on lot 25x100 11.

Irving I Remm; er has sold the northwest corner of Bronx Park avenue and 179th street and Charles Forback the adjoining lot on the avenue, to Emil Topp.

Real Estate fransfers. (South of Fourteenth #.)

Soth st, 107 E, 16x100; E W Dayton to City Real Property Investing Co, X part, all title, all ilens. title, all ilens.

Same property: Harriet R Dayton, by gdn, to same, 'x pari, all title, r s \$2.50, mige \$7,000.

Same property: Margaret J Ray and ano to same, 'x pari, mige \$7,000.

Soh et, 107 B, 162.100; Margaret J Ray and ano to City Real Property Investing Co, all liens. ano to City Real Property Investing Co. all liens.

32d st. n. a. 175.3 e let av. 16.9292.62—206; Willred N O'Nell, referee, to Isabel R De Castano, r. s. \$3.2 E 19th st. J. Newton Osorio to John Davis. r. s. \$3.3 mige \$177.305, \$10,000 3d av. w. s. 50.5 n. 63d st. 25x100. Edw. H Mosran, referee, to Jean J Reubell and ano, r. s. \$37.50.

71st st. n. s. 100 w Avenue A. 25x102.2; 159th st. n. s. 390.3 w Amsterdam av. 14.0299.11; 119th st. s. s. 123 w Broadway, 50x100.11; 119th st. s. s. 123 w Broadway, 50x100.11; 119th st. s. s. 125 w Broadway, 50x100.11; Keppler av. s. e on 239th st. 40x100; Keppler av. e s. 40 n. 259th st. 40x100; Frank W Dykeman to Rose E Magnus, r. s. \$16, mige \$46.500 writer Side R. (West of Frink av. between Fourteenth and 110th sts.) 6th av. e. s. 30.6 s. 33d st. 59.3x180.7 to w s.

(West of Fifth 4c. between Fourteenth and 110 Sth av. c. 3.9 6 5 32d, st. 59 3x180.7 to w a Broadway x63.5x107.11; William E Webb to Henrietta A Webb, qc, rs 34. 10.6x160.11; Auguste Gahren and ano, exers, to Auguste Gahren and ano, exers, to Auguste Gahren ange 314,000.

24th st. 109-111 W, 50x114.10x50x114.7; William A Barbour to Charles B Hill, 1-6 part, all title (Manhattan Island, north of 110th st.)

Broadway, n e cor 121st st, 191.10 to 122d st x200; John O Baker to Isaac H Clothier, Broadway, n. e. cor 121st st, 191.10 to 122d st x200; John O Baker to Isaac H Clothler, r. s. \$154, mige \$130.000. 135th st, s. s. 325 e 7th av. 25x99.11; Edward Aaron to Maud L Hubach, r. s. \$3, mige \$22,250. 135th st, s. s. 306 è 7th av. 25x99.11; Edward Aaron to Maud L Hubach, r. s. \$3, mige \$22,250. 123d st, 352 W, 16x100.11; John Hoeckh to Hosa E Magnus, r. s. \$2. Interior lot, 111 c Broadway and 425 10 n. 231st st, runs e 111.6x n. e. 75.5x w. 118.10 x s. e. 76.5; Charles Weisbecker to Otto Span-naus, r. s. \$20, mige \$17.000. 20,000

(Borough of The Brons.) Lot 198, map 370 choice lots McGraw estate;
John F Steeves to James C Gaffney, rs \$1
Willard st, s s, 253 e ist st, 50x100; Benno
Lewinson, referee, to Leocadie A V Casasgne, r s \$1.50
Willard av, s, 353 e ist st, 50x100; same to
same, r s \$2
Main st, w s, 100 s Ditmars at, 57x150; City 1.450 1,675 same, r & \$2 Main st, w s, 100 s Ditmars st, 57x159; City Island; Isaac C Van Allen to Henry Hun-neke, r s \$2 Keppler av, s e cor 230th st, 40x100; Keppler av, c s, 40 n 230th st, 40x100; P W Dyke-man to Rose E Magnus, mtgc \$1,300...

Recorded Leave

DOWNTOWN (South of Fourteenth st.)

East of Fifth as, between Fourteenth and 110th sta. Sth av. 1346. Lucas George to Abraham C

Quackenbush, prior mige \$22,390, due Jan.
1, 1902, 6 per cent.
2d st. n s. 175.3 e 1st av. Isabel R de Castano to William N Crane and ano as trustees, 3 yrs. 4 b per cent.
3d st. n s. 100 w 1st av. Samuel H Lyons to Samuel Brasch, due June 11, 1902, 6 per cent.

WEST SIDE.
(West of Fifth ar, between Fourteenth and 110th sts 104th st. 303 W: Sarah F Kimball to Daniel Guggenheim, due June 26, 1904, 6 per cent. \$7,000 (Manhattan Island, north of 110th st.)

(Manhattan Island, north of 110th st.)

Broadway, n e cor 12ist st, isaac H Clothier
to John O Baker, due April 1, 1904.

135th st, s s, 300 e 7th av. Maud L Hubach to
Nathan E Clark, due March 28, 1902,
6 per cent.
135th st, s s, 325 e 7th av. same to same,
1 yr, 6 per cent.
1 yr, 6 per cent.
1 yr, 6 per cent.
1 therfor lot at point 111 e Broadway as widend and 425 10 n 231st st (formerly Macomb st). Otto Spannaus to Charles Welsbecker, due July 1, 1902.

17,000 (Borough of The Brong)

(Borough of The Brong.)

Lots 195 and 195, map portion of Hunt estate at Van Nest station. Alexander Campbell to the Citizens' Savings and Loan Association, installs, 5-1-5 per cent.

Anthony av. e. s. 125-11 n 180th st. Oscar Bartelstone and ano to Title Guarantee and Trust Co., secures advance. A yrs., 6 and 5 per cent.

Intervale av. e. s. 100.1 n Westchester av.; Hermann May to James C Gaffney, prior mitg \$4.000, due July 1, 1904.

Forest av. w. s. at s. e.c. lot 12, on map of Woodstock; Denis McLain to Harlem Savings Bank, 1 yr. 6 per cent.

Lot 196, on map 370 lots, McGraw estate; James C Gaffney to John F Steeves, due 19c. 12, 1901, 6 per cent. 6,500 1,600

Assignments of Mortgages. Burggraf, John B, and ano as exts of John
B Burggraf and ano, as trustees. \$20,000
Clark, Nathan E, to the Twelfth Ward Bank
Same to same. on more thingons, Joseph E, to James T Pyle nom
Schrenkelsen, Pauline K, to Harry Fischel. 6,686,85
Wilkins, Jacob R, to Augusta Fiegel. 1,000
Steeves, John F, to Mary W Gaffney nom

Mechanic: Liens. 92d st, s w cor Central Park West, 125x100 8; Cheries W Hoffman Co vs Michael H Gil-lespic et al, trustees, &c... Madison av, 1181; M Levin & Co vs Samuel Werner.

Same property: Harry P Mills vs same.

Dawson st. s. s. 123 e Prospect av. 25x130;

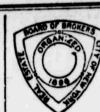
Owen Toher vs R Hazard.

2d av. w s. whole front between 17th st and
18th st; Clifford L Miller vs Society of the
Lyng in Hospital of the City of New York
et al.

Foreclesare Suite. rist st, s e.cor Lexington av, 69x20; Madge A Birch P: Eleanor C Huntington and ano; attys, Epstein Solh st, n. s. 166 e 1st av. 25x 100.5; Edward W Church vs. William F Roden and ano; attys, Howland, Murray & Prentice.

86th st, s. s. 325 w 9th av. 925x 72.6x 25.2x 75.6; Katharina Bauer and ano, trustees, &c, vs. Augustus J Scanion; atty, I. S Goebel.

th av. w s. 25 n 17th st, 25.5x 72; Sarah Schuster vs. Margaretha Stander et al; attya, Townsend, Dyett & Lavy.



REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY. WANTS AND OFFERS.



OFFERS.

DE SELDING BROS., 149 Broadway—Offer a plot 100x250 below 100th st., west of Columbus av. will lease for a long term of years at 16,000 per year net. Also, a business building between Wallst, and Hanover So., paying about 5 per cent. net on \$200,000; may consider exchange for apartment house or uptown business property. Also, 359 Greene av., Brooklyn, for rent or sale, a three-story and basement brownstone dwelling; good locality.

FOLSOM BROS., \$35 Broadway—Offer on 56th st., near 8th av., a handsome private residence, 16 rooms, two baths; asking \$20,000. Also, on 30th st., between 7th and 8th avs., a private house, 20.6x45x100; price, \$13,000; want offer. Also, on 9th st., near Broadway, 75x100, leasehold for sale; price, \$2,2000; want offer. Also, on 9th st., near Broadway, 75x100, leasehold for sale; price, \$2,2000; want offer. Also, on 9th st., near Broadway, 75x100, leasehold for sale; price, \$2,2000; want offer. Also, on Malson at 180th, 184th and 187th sts., single lots at a bargain to outlek buyer. Also, several fine plots on Washington Heights at attractive prices. Also, three three-family flats with stores; in test past of Harlem, all rented; will sell at a bargain, w. HENRY FOLSOM, 14 West 20th St -Offers a 21-foot private house in the 60s on Madison av.; price, \$42,600. Also, a corner house on Madison av.; price, \$42,600. Also, a corner house on Madison av., south of 50th st., over 21 feet price, \$80,000. Also, on 79th st., near Lexington av., a 16-foot private house in perfect order, south of 14th st., near 8th av.; price, \$25,600. FOLSOM BROS.. 835 Broadway—Want to rent a furnished house at Far Rockaway, Edgemere, Lawrence or vicinity, for a private family.

CHAS, GRIFFITH MOSES & BRO., 1960 Amsterdam Av.—Want a private house on the north aide of the street between 10th and 59th sis. Also, a private house in the 70s on the West Side, in exchange for a new flat on Amsterdam av. Also, lots on Washington Heights in exchange for fiat and store property on 3d av.: equity, 46,000. Also, a small corner suitable for liquor business, in exchange for house and four lots, free and clear.

City Benl Estate.

Boulevard Lafayette, s w s, 186.2 n w 188th st, x s 72.9 to 188th st x w 18x n 70x s e 19.1; Ella A Tie-mann vs Francis J Schnugg, atty, C B Meyer. 183d st, 931 E: Benjamin R Keisey as trustee, &s, vs Ellen Mulholland et al; atty, J E Wayland.

clear.

WM. HENRY FOLSOM, 14 West 29th St.—Wants a private house on the north side of the street, between 10th and 59th sts., near 5th av., not less than 26 foot front. Also a large private house in exchange for equity of \$15 000 in a 16-foot house in the 50s near Madison av.; will add cash. Also has eash buyer for 20 to 22-foot private house in the 60s or 70s west of Park av. Also wants free and clear country place in vicinity of Elizabeth in exchange for four-story 22-foot house on 74th st. near Columbus av.

B. TERRACY, 1929 Broadway—Wants a plot of

S. TREACY, 1929 Broadway—Wants a plot of four to ten lots with or without building loan in the vicinity of Broadway and 42d st. for a

JOHN DAVIS, 7 Pins St. — Wants a plot containing not less than 20 000 square feet in the business district west of Broadway for cash purchaser.

WANTS.

Lis Pendens. Willis av. s e cor 188th st. 25x74.4: Charles Stegfried vs Pauline S Jarchow and ano, action to compel conveyance; atty, A M Wattenberg.

Building Loan.

(South of Fourteenth st.)

er; Max Muller, 3 Chambers st, architect;
cost.

Pari st, 541-547; improvement to factory
and store: Jenny Tabor, 545 Pearl st,
owner; R Berger, 309 Broadway, architect; cost.

Orchard st, 04; improvement to tenement
and store; Rose Jackson, 103 E 78th st,
owner; Horenburger & Straub, architects; cost.

East Houston st, 278; improvement to tenement and store; Albert Reitzman, 303
East Houston st, owner; Henry Klein, 191
E 3d st, architect; cost.

11,500

(West of Fifth as, between Fourteenth and 110th sto.) 87th st. 218 W; repair of fire damage; American Fine Arts Society, premises, owner; H J Hardenbergh, 10 W 23d st, architect; (Manhattan Island, north of 110th at.)

Amsterdam av and 153d st, s w cor; Improve-ment to tenement and store; James Mo-Gowan, 488 W 152d st, owner; P B Rug-gles, 647 W 152d st, architect; cost...... (Borough of The Brons.)

(Borough of The Bront.)

16th av. s. s. 100 e White Plains road; twoand-a-half story dwelling; J J Ritter, 986
Jennings st, owner; L Faik, 2785 M av,
architect; cost.

Commonwealth av. w. s. 75 n Tacoma st;
one-story shed; Lewis Herbold Van Nest,
owner; Charles Knauf, architect; cost.

Anthony av. w. s. 495 n Southern Boulevard;
improvement to dwelling; W McComb,
premises, owner; H Bradenburg, 331 E 64th
st, architect; cost.

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Borough of Manhattan-Sale or Rent. From Battery to 14th St., Inclusive. SACRIFICE - Modern Flat, full lot, East 12th t, near 5th asking \$41,000. FOLSOM BROTHERS, \$35 Broadway. DESIRABLE HOUSES, 8th to 12th st., inclusive, near 5th av.; prices reasonable. FOLSOM BROTHERS, 355 Broadway. Above 14th St., 5th Av. to North River.

ELEGANT FOUR-STORY AMERICAN BASEMENT HOUSE 272 West 89th St., STABLER & SMITH, 674 Columbus Av., near 934 St.

31 WEST 92D ST. Private house for sale; two doors from Central Park West. OWNER. Miscellaneous. HAVE several private houses on and near 5th av., above 34th; reasonable.
FOLSOM BROTHERS, 835 Broadway. HAVE several Apartment Hotels, showing over 10 per cent. guaranteed price reasonable. FOLSOM BROTHERS, 335 Broadway.

Borough of Bronx-Sale or Rent. One and Two Family Houses, latest improvements; \$5,500 to \$7,000; within 8 min-utes' walk of 8th av. "L" station at 155th st.; high ground; good neighborhood; upper floors rented, which carries house; terms easy. E. OSBORNE SMITH, 128 Devoc st., Highbridge, Open Sundays A SALARY OF \$50 WEEKILY and expenses paid to man or woman selling one los weekly: no experience necessary: excellent opportunity for persons with large acquaintance or foremen employed. 1,200 lots \$200 up; easy terms; Bronx borough; 25 minutes from 42d st. LAWRENCE, 55 West 33d st.

Borough of Brooklyn-Sale or Rent. FLATBUSH—Fine section; \$5.500, mortgage, \$2,800 at 5 per cent.; guarantee title; complete, two-family dwelling; plot 40x100; 14 rooms.

CLINE, 168 Waverly av., Brooklyn; \$4,950 BUYS brick building near the Bridge and Post Office: \$750 cash; \$30 monthly. RUSTIN & ROBBINS, 24 Court st., Brooklyn.

Borough of Brooklyn-Sale or Rent.

Half Rent for the Summer. Only \$60 per month for 1279 Degraw St., bet. Nostrand and New York Aves. Beautiful location. New whitestone dwelling, hardwood trim throughout, Parquet floor, foyer hall, tiled bath, open nickel plumbing even under basins. Grill work, open fireplaces, furnace. Open daily and Sunday. Take Fulion St. car to Nostrand Ave. transfer. ERNESTUS GULICK CO., Fulton Cor. Bedf.rd.

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Cash or installments; sell in part or whole; these ote are located in the most rapidly growing section of Brooklyn; close to trolley lines; all improvements; to minutes from Park Row, N. Y. Address WM OPPENHEIM, 36 Wall st., N. Y. city.

2 to 12 Choice Lots Sold for each or on installments, are located neal famous cycle path; city improvements; 2 to 4 minutes walk from electric express; time, 30 minutes from Park Row, N. Y. Address H. P. WHEELEH, 34 Wall at., N. Y. city.

Free and Clear. PLOT OF LOTS 150x 250. For Particulars Address Chas. H. Easton & Co., Tel. 795-88. 116 W. 42d St. 2 OR 4 CHOICE LOTS

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Thirty minutes from Park Row. Address owner
H. & S., B. & S., 34 Wall st., New York City.

H. & S. B. & S., 34 Wall st., New York City.

IT WILL PAY YOU, BEFORE BUYING ELSEwhere to examine my Queen Anne cottages on Forty-fourth st., near Seventeenth av., and East Third st., between Avs. E and F; 8 to 10 rooms and bath; terms to suit. GUS WIDEN, owner, West st., near Avenue E, Kensington.

FOR SALE—DWELLING, No. 647 St. Mark's av.; house 20x45; lot 2)x125; or will exchange for small house or lots; equity about \$7,500. Apply by mall only, OWNER, Room 45, 350 Fulton st., Brooklyn. BARGAIN—\$4.250; Fleet and Willoughby sts., near Fulton, tenement; rented, \$500 a year; 25-foot front; free, clear investment. CLINE, 165 Waverly

Borough of Queens-Sale or Rent. WATKIN W. JONES. JOHN T. PORREST;

WATKIN W. JONES & CO., OLD ESTABLISHED REAL ESTATE

Telephone Call: Far Rockaway 17.

Fire Insurance Agency.

FAR ROCKAWAY, L. I. FAR ROCKAWAY. Six acre plot, including 12-room dwell-

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houses and lots are the most desirable in this section. Low prices; easy terms. RICHMANN MILL

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